

Property Maintenance Code of the City of Chandler, Arizona

Code Revisions Comparative Table

PROPOSED CODE SECTION	CLOSEST CURRENT COMPARATIVE CODE SECTION	GENERAL DESCRIPTION	CHANGE
Article I – General Provisions			
30-10	Chapter 30	Title	New. Establishes name as Property Maintenance Ordinance of the City of Chandler.
30-20	30-1.1	Scope and Intent	Substantially the same.
30-30	30-6.9	Conflict of ordinances	Substantially the same.
30-40	1-9	If section is declared invalid for any reason, all other sections remain in full force and effect.	Substantially the same
30-50	30-2	Definitions	Update to several definitions and elimination of those that are unnecessary.
Article II – Administration and Enforcement			
30-60(A),(B)	(none)	Enforcement authority	New. Designates that the Neighborhood Resources Department is responsible for the administration of the ordinance. Establishes a Code Official responsible for interpretation and implementation.
30-60(C)	30-6.1(A)	Ability to enforce through civil or criminal citation	Substantially the same.
30-60(D)	30-6.6(C)	Each day a violation exists constitutes a separate violation.	Substantially the same.
30-60(E)	30-6.8	Establishes that a property with an open violation may not be sold or transferred without compliance or acceptance by new owner.	Substantially the same.
30-60(F)	30-6.6(D)	Establishes joint and several liability when two or more people have responsibility for correcting a violation.	Substantially the same.
30-60(G)	30-6.6(A)	Establishes cumulative remedies for separate violations of City Code.	Substantially the same.

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30-60(H)	30-6.1(A)	Delineates civil and criminal offenses	Substantially the same.
30-70	30-6.6(D)	Bases for establishing ownership	Substantially the same. Adds Maricopa County Assessor in addition to Recorder.
30-80	30-6.4	Issuance of Notice of Violation	Substantially the same.
30-90	26-5	Service of Civil Citation	Substantially the same. Adds ability to serve by posting citation after unsuccessful attempt by mail.
30-100	26-6 26-7 26-8	Civil Citation Court Procedure	Substantially the same.
30-110		Civil Penalties	Currently maximum of \$500 per violation. Imposes civil penalties as follows: \$250 fine for first violation \$500 fine for second violation \$750 fine for third violation within a 24 month period.
30-120	1-8.7(B)	Recidivist Offenders	No change. Refers back to existing code.
30-130	1-8.9	Criminal Complaint Procedure	Substantially the same.
30-140	30-8	Abatement Process	Substantially the same but simplified. - Change from multiple fees (administrative fee and individual inspections fees) to a flat fee of 25% of cost of abatement for administrative costs and inspections. - Streamlines process by eliminating need for administrative hearing prior to abatement. Hearing may still be requested.
30-150	30-7	Inspection Warrants	Substantially the same.
30-160	30-10	Neighborhood Advisory Committee	Substantially the same.
Article III – Specific Acts, Omissions and Conditions			
30-170(A)	30-3.1	General blight code for structures and building without permit	Substantially the same but condensed and simplified. Adds ability to address building without a permit.
30-170(B)	(none)	Stop Work Order	New. Adds ability to address when construction continues after issuing notice for building without a permit.
30-170(C)	30-3.1(A)	General blight of exterior surfaces.	Substantially the same but condensed and simplified.

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30-170(D)	30-3.1(A) 30-3.1(A)(2) 30-3.1(A)(4) 30-3.1(A)(5)	Doors, windows, screens	Substantially the same but condensed and simplified.
30-170(E)	30-3.1(B)	Fences, screen walls, retaining walls	Substantially the same. Adds requirement for material to be uniform and compatible in color and structure.
30-170(F)	30-3.1(G) 30-3.1(G)(1) 30-3.1(G)(2)	Exterior surfaces protective coatings and paint	Substantially the same but condensed and simplified.
30-170(G)	30-3.1(G)(3)	Roofs and appurtenances	Substantially the same.
30-170(H)	(none)	Overhang extensions, awnings, exhaust ducts, etc.	New. Adds standards for overhang extensions, awnings, exhaust ducts, etc. to be maintained.
30-170(I)	(none)	Driveways and walkways	New. Adds requirement to maintain driveways and walkways free from blighted or hazardous condition.
30-170(J)	28-15 (Fire Prevention)	Premises identification address numbers	New. Allows Code Enforcement to enforce requirement for premise identification when necessary.
30-180(A)	30-5.1(A)(16)	Items placed in the right-of-way	Substantially the same.
30-180(B)	30-5.1(A)(1)	Illegal dumping	Substantially the same but more detailed and specific.
30-180(C)	30-3.2(A)(1)	Rubbish, trash, debris	Substantially the same but simplified. Separates rubbish, trash, debris and items stored in public view.
30-180(D)	30-3.2(A)(1)	Items stored in public view	Substantially the same but simplified. Separates rubbish, trash, debris and items stored in public view.
30-180(E)	(none)	Outside storage of construction material	New. Adds section to address outside storage of construction material.
30-180(F)	30-3.2(D)(3) 30-3.2(D)(4)	Vegetation obstructions	Substantially the same but simplified into one section. Increases height requirement from 13' to 15' over streets/alleys and from 7' to 8' over sidewalks.
30-180(G)	30-3.2(D)(1) 30-3.2(D)(2)	Overgrown grass/weeds	Substantially the same but simplified into one section. Corrects conflict in existing sections.
30-180(H)	30-3.2(D)(2)	Landscaping required	Substantially the same but more detailed and specific to prohibit dirt yards.

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30-180(I)	30-3.1(H)(1)	Landscape maintenance	Substantially the same.
30-180(J)	30-3.2(D)(2)	Dead or dry palm fronds	Substantially the same but simplified. Separated from other landscape maintenance codes.
30-180(K)	30-3.2(D)(2)	Landscape maintenance	Substantially the same but condensed and simplified.
30-180(L)	30-3.2(B)	Required maintenance of abutting sidewalk, street, alley	Substantially the same.
30-180(M)	30-4	Graffiti	Substantially the same but condensed and simplified.
30-180(N)	(none)	Signs placed in the right-of-way	New. Provides Code Enforcement its own ordinance related to signs in the rights-of-way.
30-190(A)	(none)	Vehicles displayed for sale.	New. Provides Code Enforcement its own ordinance related to vehicles for sale.
30-190(B)	(none)	Parking not in accordance with the Zoning Ordinance	New. Provides Code Enforcement its own ordinance related to commercial vehicles and other vehicles parked on private property contrary to the zoning ordinance.
30-190(C)	(none)	Vehicle car covers	New. Vehicle covers must be made exclusively for covering vehicles. No tarps, cardboard, plastic sheeting, etc.
30-190(D)	30-5.1(A)(2)	Inoperable vehicle	Substantially the same.
30-190(E)	30-5(A)(2)	Vehicle repairs	Updated. Allows Code Enforcement to better manage vehicle repairs, excessive vehicle repairs, and assist with alleged auto repair home occupations.
30-190(F)	(none)	Other inoperable vehicles	New. Allows Code Enforcement to address other non-residential inoperable vehicle violations.
30-190(G)	(none)	Parking on unimproved surface.	New. Provides Code Enforcement its own ordinance related to parking on unimproved surface.
30-190(H)	30-3.2(H)(1)	Parking or Maneuvering on Unimproved Surfaces	Substantially the same.
30-190(I)	30-3.2(H)(2)	Parking or Maneuvering on Unimproved Surfaces	Substantially the same.
30-200(A)	30-5.1	General nuisance code	Substantially the same.
30-200(B)	30-5.1(A)(8)	Refrigerator accessible to children	Substantially the same.

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30-200(C)	(none)	Accumulation of stagnant water	New. Provide Code Enforcement the ability to address the accumulation of stagnant water.
30-200(D)	30-3.2(C) 30-5.1(A)(9)	Polluted or Stagnant pool/spa	Substantially the same but condensed and simplified.
30-200(E)	30-5.1(A)(9)	Swimming pool enclosure	Substantially the same.
30-200(F)	30-5.1(A)(11)	Discharge of pool/spa water	Substantially the same.
30-200(G)	(none)	Dumping of animal waste on public and private property	New. Allows Code Enforcement to address illegal dumping of animal waste when necessary.
30-200(H)	(none)	Animal waste on private property	New. Requires animal waste to be removed from private property at least twice weekly.
30-200(I)	(none)	Discharge of waste	New. Allows Code Enforcement to address discharge of sewage or other objectionable waste.
30-200(J)	30-5.1(A)(5)	Noxious odors	Substantially the same.
30-200(K)	(none)	Discharge of gases, steam, smoke, etc.	New. Allows Code Enforcement to address illicit discharge from building pipes, ducts, blowers, etc.
30-200(L)	30-3.1(C)	Vector, vermin, noxious pest infestation	Substantially the same.
30-200(M)	30-3.2(I)	Leaf blowers	Substantially the same.
30-210(A)	30-3.2(A)	Maintenance of vacant land and structures	Substantially the same.
30-210(B)	(none)	Condemnation of unsafe structure or equipment	New. Allows Code Enforcement, working in conjunction with the Building Official and/or Fire Marshall, to condemn an unsafe structure or equipment.
30-220	(none)	Demolition of damaged or dilapidated buildings or structures	New. Allows Code Enforcement, working in conjunction with the Building Official and/or Fire Marshall, to require the demolition of dilapidated structures and abate the violation if necessary. Same abatement process/flat fee as 30-140.